



**SPACIOUS END TERRACE BUNGALOW WITH
EXCELLENT VIEWS OF THE OCHIL HILLS**

FITTED KITCHEN

FAMILY BATHROOM

SPACIOUS LOUNGE/DINING ROOM

THREE BEDROOMS

PRIVATE GARDENS

2 ALLOCATED PARKING SPACES



36 Henry Street
Alva, FK12 5LQ

**OFFERS OVER
£162,500**

Entrance

Access to the property can be gained at the side of the property via a white UPVC door with decorative circular glazed window. Leading to;

Entrance Vestibule 4' 2" x 3' 6" (1.27m x 1.07m)

Entrance vestibule with laminate flooring, half dome ceiling light fitment and gives access to the entrance hallway.

Entrance Hallway 9' 9" x 9' 2" (2.97m x 2.79m)

Entrance hallway with laminate flooring, three-tier decorative ceiling light fitment, storage cupboard. Access to lounge, bedrooms, family bathroom and loft.

Lounge/dining room 15' 5" x 11' 1" (4.70m x 3.38m)

Spacious lounge with laminate flooring, coving and double glazed window overlooking the front of the property with views to the Ochil Hills. There is also space for a dining table within the lounge and gives access to the kitchen.

Fitted Kitchen 11' 1" x 8' 11" (3.38m x 2.72m)

The fitted kitchen has various pine base and wall units with complementary work surfaces and tiled splash back with laminate flooring. Built in gas hob, electric oven, extractor hood, integrated dishwasher, fridge/freezer and space for a washing machine. There is a double glazed window overlooking the side of the property.

Principal Bedroom 11' 1" x 9' 4" (3.38m x 2.84m)

The principal bedroom is carpeted and has fitted wardrobes with mirrored sliding doors, hanging rail and shelving. Double glazed window overlooking the rear of the property.

Bedroom Two 9' 0" x 8' 11" (2.74m x 2.72m)

Bedroom two is carpeted and has a built-in storage cupboard with hanging rails. Double glazed window overlooking the rear of the property.

Bedroom Three 9' 0" x 8' 11" (2.74m x 2.72m)

The third bedroom is carpeted and has a double glazed window overlooking the rear of the property. There is also a storage cupboard with hanging rail and shelf.

Family Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

Partially tiled family bathroom comprising of a white gloss vanity unit incorporating a w.c and wash hand basin, bath with hand held shower and a separate shower cubicle with thermostatic shower. Chrome accessories, extractor fan and tiled flooring.

Garden

The front garden is fully enclosed and leads to a black wrought iron gate at the side of the property which takes you to the entrance of the property. Fully enclosed by fencing to the side and rear gardens are easily maintained with slabbed patio areas. There is a large metal garden shed. Excellent views of the Ochil Hills.

Parking

There is a resident's car park to the front with two allocated parking spaces for the property.

Heating & Glazing

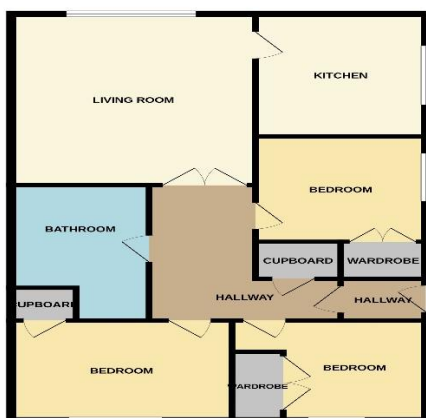
The property has gas central heating and is fully double glazed throughout.

Included Extras

Included extras are all blinds, curtain poles and curtains, fixtures and fittings, all floor coverings. In the kitchen the built in gas hob, extractor hood, electric oven and integrated dishwasher and fridge/freezer. The metal shed in the garden.



GROUND FLOOR



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.